

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
JULY 5, 2007 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Dave Fisher (President), John Hatter, Jack Heaton, Steve Ruble, Tom King, Joan Tupin-Crites, Bryan Haza and Tom Finke (County Liaison).

Members Absent: Dave Bonnell, Pat Zeigler, Jesse Brand and Brian Russell.

Staff Present: Jeff Bergman, Sondra Bohn, Laura Thayer, Marcus Hurley, Heather Pope, and Alan Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the June 6, 2007 meeting.

Motion: Mr. Heaton made a motion to approve the minutes. Ms. Tupin-Crites seconded the motion and it carried unanimously by voice vote.

PUD-07-05: COLUMBUS MUNICIPAL AIRPORT – a request by the Columbus Board of Aviation Commissions for approval of a Preliminary Planned Unit Development for a property of 472.69 acres, generally consisting of the non-aviation land of the Columbus Municipal Airport. The property is roughly bounded by Arnold Street on the north, Poshard Drive on the east, Chapa Drive on the south, and River Road on the west; and is located in the City of Columbus.

Mr. Bergman stated that this petition was moved to the Consent Agenda and a continuance is requested. He stated there is much public interest in the request and there will be a public meeting at the airport on July 11, 2007 at 6:30 p.m. on this item. Staff would recommend a continuance to the August 2007 meeting.

Motion: Mr. Hatter made a motion to continue this request to the August 2007 meeting. Mr. Heaton seconded the motion and it carried with a vote of 7-0.

OLD BUSINESS REQUIRING COMMISSION ACTION

PP-07-07: HUNTERS RIDGE MAJOR SUBDIVISION- a request by Thompson Development LLC. to subdivide 25.24 acres into 27 lots. The property is located on the east side of Terrace Lake Road 475 feet south of Carr Hill Road in the City of Columbus.

Mr. Hurley presented the staff information on this request.

Mr. E.R. Gray with E.R. Gray & Associates represented the petitioner.

Mr. Gray stated that the petitioner had plans to be at this meeting, but due to a family illness was unable to attend.

Mr. Gray stated that they went through the presentation at last month's meeting and spoke about the key issues.

Mr. Gray stated that they would like to withdraw the request for modification from the requirements that a Type A buffer be used to screen lots with two frontages for lots 4 & 5.

Mr. Gray stated they have submitted to the Plan Commission three possible designs for connection to the Suburban Court roadway. He stated he would like some input from the Plan Commission on that connection.

Mr. Gray stated that they set forth to put the Subdivision together to meet the Ordinance and to provide the connection that would have been required into Suburban Court. He stated they were also providing a future connection to the property east of the land that the petitioner owns. Mr. Gray stated that he would ask for an approval of the petition because it does meet the Subdivision Control Ordinance.

Mr. Fisher opened the meeting to the public.

Mr. Carl Good thanked the Plan Commission for the continuance from last month's meeting. He stated it gave the neighborhood a chance to discuss and to review the plans for the Suburban Court proposal. Mr. Good stated that there is a group from the neighborhood, but they had selected a couple of people to speak for the group.

Mr. Good stated that in reviewing the drainage plan a key piece was missing. He stated that was the northern branch of Possum Creek. He stated in the summer the creek is dry, but when there is a good spring rain, it overflows and there is a retention pond in his back yard that helps with the overflow. Mr. Good stated it was his understanding the next step of review would include drainage plans. He expressed concerns about flooding in this area.

Mr. Steven Schultz stated that he lives in the southwestern part of Suburban Court and his house is located beside the proposed road if it is approved. He stated they have lived in this community for six years and they are proud to be a part of this unique neighborhood called Suburban Acres.

Mr. Schultz stated they purchased their house because of the location on a cul-de-sac and the friendly neighborhood. He stated the cul-de-sac provides safety and security for their children while they are playing outside. Mr. Schultz stated that if this road connection is approved it will alter the character of the neighborhood and public safety in the area. He stated that there would be a dramatic change in the neighborhood as it is now. Mr. Schultz asked the Commission to deny the connection between the exiting Suburban Court and the proposed Suburban Drive.

Mr. Fisher stated that Mr. Gray had presented a petition that meets all the criteria when applying for a Subdivision approval. Mr. Schultz stated he understood that.

Mr. Mark Gorbett stated that he is living in his second home in Suburban Acres. He stated that he purchased the last empty lot where his children had previously played. He stated he did not want the street to be extended and did not want the additional traffic in this area. Mr. Gorbett stated that when he purchased the last lot that would stop any additional road development on the cul-de-sac. He stated he did not object to the development as long as the road connection

was denied.

Ms. Susie Woodard stated she had just purchased property in this area and was opposed to the road connection.

Mr. Gary Doren expressed concern regarding safety for his grandchildren and the additional traffic in the neighborhood.

Mr. Zack Good expressed concern about the safety issues for the small children and the animals in the area.

Mr. Bill Barker expressed concern about losing the cul-de-sac safety for his grandchildren.

Ms. Gracy Motts stated she spent a lot of time with her friend Zackary Good and was concerned about traffic safety

Ms. Brandy Foster, Attorney stated she had been asked to represent some of the residents in Suburban Acres regarding this petition. Ms. Foster stated that the Plan Commission has the ability to vary the Subdivision Control Ordinance and not connect these streets. She stated the Commission has the ability to affect the health, safety and general welfare of the neighborhood. Ms. Foster stated the residents do not have any opposition to the development, but wanted the cul-de-sac to remain.

Mr. Fisher closed the meeting to the public.

Mr. Heaton stated he had visited the site and it was his opinion that the stub street already existed at this cul-de-sac.

Mr. Schultz asked if Countryside has only one access for their subdivision and would that be adequate for this request.

Mr. Ruble stated that from a traffic volume perspective that one entrance in and out of Countryside is probably adequate. Mr. Ruble stated they would like to see additional connectivity when new subdivisions are developed. He stated that safety is a major concern with one access in and out of a development.

Mr. Bergman stated that over a period of time a secondary access point provides traffic safety and management at the site. He stated that if we end up with this collection of individual subdivisions that feed out to the major streets that could create a traffic hazard. Mr. Bergman stated it was also about efficiency.

Mr. Ruble stated that he wanted to make a clarification of the term traffic calming. He stated the connector streets would not be intended to provide traffic calming on Terrace Lake Road or Carr Hill Road. He stated that the traffic calming effect was meant to be applied to the existing Suburban Court.

Mr. Fisher re-opened the public meeting.

Mr. Fisher read a letter into the record from Kent Anderson, Director of the Columbus Area Metropolitan Planning Organization. Mr. Anderson expressed support to continue the stubbing of streets as well as the connection of new streets to existing stub streets, a practice that has

served Columbus well over the years.

Mr. Fisher closed the meeting to the public.

Mr. Gray stated that Kenneth DeLap certified the plat of Suburban Acres Second Addition January 10, 1972. He stated that it shows that there is a corner relief on Lot 9 for a future road to go south. Mr. Gray stated it also shows a 25-foot building set back on the west side of Lot 9. He stated it was obvious there was an area set aside for a road to connect to the south. Mr. Gray stated they would request an approval of this request and that it meets the Subdivision Control Ordinance.

Ms. Tupin-Crites stated that the plat could be redesigned without the roads connecting.

Mr. Bergman stated that the applicant is not asking for a modification and they have submitted a plat that complies with the Subdivision Control Ordinance. He stated if the Commission voted that the road should not go through the plat could be continued, which would allow the applicant to revise their plans.

Mr. Bergman stated this was a unique situation and it was his opinion that there was a possibility the neighbors did not know there was a stub street located at this site. Mr. Bergman stated that the Commission has the opinion of looking at public safety and other factors in the Comprehensive Plan that could address not requiring the street connection. Mr. Bergman asked if there was interest in a pedestrian only connection.

Mr. Good stated he was speaking for most of the people attending the meeting and it was his opinion that was a good idea. He stated that would maintain some of the tree line and provides the neighborhood connectivity.

Mr. Bergman stated that staff would recommend approval of this request as submitted and support the street design that provides the most traffic calming method for the street connection.

Motion: Mr. Heaton made a motion to continue the request so that the petitioner may come back to the Plan Commission with revised plans that would eliminate the street connection. Ms. Tupin-Crites seconded the motion and it carried with a vote of 6-1 with Mr. Ruble being the nay vote.

NEW BUSINESS REQUIRING COMMISSION ACTION

Mr. Fisher and Ms. Tupin-Crites abstained from hearing these two requests.

RZ-07-05: ROBERT MONROE REZONING – a request by Robert Monroe to rezone a property of 5.03 acres from PUD (Planned Unit Development) to B-2 (Community Business). The property is located on the northwest corner of Jonathan Moore Pike (State Road 46) and County Road 325 West; or, more specifically, at 4520 Jonathon Moore Pike in the City of Columbus.

MP-07-02: LITTLE CREEK PLAZA MINOR PLAT – a request by Robert Monroe to subdivide 5.03 acres into 5 lots. The property is located on the northwest corner of Jonathan Moore Pike (State Road 46) and County Road 325 West; or, more specifically, at 4520 Jonathon Moore Pike in the City of Columbus.

Due to a lack of a quorum, RZ-07-05 and MP-07-02 were continued to the August 2007 meeting.

SU-07-09: NORTHVIEW ASSEMBLY OF GOD – a request by Columbus Crossroads Assembly of God to rezone a property of 5 acres from AG (Agriculture) to SU-1 (Special Use-Churches), and for approval of a site plan. The property is located at 7230 North County Road 250 West in German Township.

Ms. Pope presented the background information on this request.

Mr. Ted Darnall with Crowder & Darnall and Pastor Randy Burton represented the petitioners.

Mr. Darnall stated this is a continuation of what the church had planned in 1999. Mr. Darnall stated that this addition is occurring in an area that was shown on the original site plan as future development. He stated they were not outside the bounds of anything that was originally planned. Mr. Darnall stated that the church has been a good neighbor to German Township in general.

Mr. Darnall stated there is an existing tree row along the fence, which divides the site from the agricultural ground to the south. He stated that would be maintained and is located quite a distance from the church. Mr. Darnall stated it was his opinion that that this would serve as an adequate landscape buffer. He stated along the residence side there is an existing privacy fence and there are plans to add a row of trees there. Mr. Darnall stated they would request a favorable recommendation.

Mr. Fisher opened the meeting to the public.

Mr. Donald Strietlemeier expressed concern about the drainage coming from this property onto his farmland. He stated the previous developer had been required to install an underground pipe through the lower left corner of their site back to the hillside. He stated that since that time part of it has washed out and flows onto his property. Mr. Strietlemeier stated that it was installed to serve the church's property and needs some maintenance at this time. He stated he would like to see the drain repaired.

Mr. Finke stated the drainage system was installed and there was no plan for maintenance implemented.

Mr. Whitted stated that there are private rights that the property owners have with regard to the repairing of the various properties. He stated that the Commission did not have any authority to correct that situation.

Mr. Bergman stated that staff would recommend approval of this request as submitted.

Motion: Mr. King made a motion to approve this request as presented. Mr. Ruble seconded the motion and it carried with a vote of 7-0.

RZ-07-06: PERR INVESTMENTS REZONING – a request by Deborah and Andrew Perr to rezone two lots totaling 0.55 acres from I-2 (Medium Industrial) to B-5 (General Commercial). The properties are located at 1142 and 1214 Jackson Street in the City of Columbus.

Mr. Hurley presented the background information on this request.

Mr. E.R. Gray with E.R. Gray & Associates represented the petitioners.

Mr. Gray stated the petition was appropriate and is needed to provide parking to utilize space within the Rumble building. He stated it is in a flood hazard area and would be suitable for parking rather than structures being placed there. Mr. Gray stated this is the first step to get the off- site parking established. He asked for a favorable recommendation for this request.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated that this request is consistent with the decision criteria and would recommend sending a favorable recommendation to the City Council.

Motion: Mr. Haza made a motion to forward this request to the City Council with a favorable recommendation. Mr. Tupin-Crites seconded the motion and it carried with a vote of 7-0.

SU-07-10: COLUMBUS BEHAVIORAL CENTER – a request by Columbus Behavioral Center for approval of a major modification to a special use site plan to construct a 5,780 square foot activity building at 2223 Poshard Drive in the City of Columbus.

Ms. Pope presented the background information on this request.

Mr. Dennis Richardson from Columbus Behavioral Center and Charles Coyle with Force Construction represented the petitioners.

Mr. Coyle stated this facility works exclusively with children and adolescents. He stated that there are currently a number of fenced areas that provide playground areas and activities for the residents. Mr. Coyle stated this building would meet the need for an enclosed area for this purpose.

Mr. Fisher asked why there was no new landscaping proposed for the building. Mr. Coyle stated that the site is adequately landscaped now. He stated there would be three trees removed and they still will have sufficient points left to meet the ordinance. Mr. Coyle stated it will be located to the back and there will not be high visibility at this site. He stated that no additional parking would be required.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated that staff would recommend approval of this request.

Motion: Mr. Heaton made a motion to approve this request as presented. Mr. King seconded the motion and it carried with a vote of 7-0.

DISCUSSION ITEMS

Mr. Bergman stated that Tiffany Strait had left the Planning Department. Mr. Bergman stated that Stonecrest has been through two readings at City Council and was approved.

DIRECTOR'S REPORT

LIAISON REPORTS

ADJOURNMENT: 6:30 P.M.

David L. Fisher, President

Steve Ruble, Secretary